



### **Citizen Advisory Committee Meeting #13**

**Location: Rabbit Creek Community Church**

**Date: September 17, 2007 6:00 pm to 9:00 pm**

### **MEETING NOTES**

1. Introduction – agenda review, introductions of CAC, consultants, guests, public attendees

#### Committee

- David Lappi
- Carol Fries
- John Reese
- Lori Davey
- Niel Thomas
- John Weddleton
- Chris Hamre
- Connie Yoshimura - absent
- Dee High
- Victor Mollozzi
- Fred Jenkins - absent
- David Beveridge - absent
- Wayne Westberg

#### Community member(s)

- Russell for Connie Yoshimura

#### Staff

- Chris Beck – Agnew::Beck
- Tanya Iden – Agnew::Beck
- Tamas Deak – KPB

2. Review of Project Schedule (Agnew::Beck -Chris Beck)

The group's attention was directed to a large poster of the Project Schedule. Chris Beck discussed the major upcoming milestones and meetings. The schedule outlined steps through January 2008 when the draft Framework Plan will be presented to the public for review and comment.

#### Discussion:

- Next CAC meeting will be October 22<sup>nd</sup>. no October 15<sup>th</sup> meeting. John Reese will not be in town on the 22<sup>nd</sup> and Vic Mollozi will chair the meeting.
- The CAC requested that a copy of the Schedule be e-mailed to them.

3. Review Issues and Goals Document (Agnew::Beck-Chris Beck)

Chris asked the group whether they think, in general, the goals are going in the right direction

#### Discussion:

- Before specifically covering the Goals, concern was raised that each of the Plan areas (land use, drainage, on-site, etc.) may not be moving at the same pace, specifically it was pointed out that the land use section makes statements about on-site systems, however, there does not seem to be concurrent information presented by the on-site DCONs to support the statements made in the Land Use Section. It was resolved that a meeting amongst on-site (Dave Coolidge), the project manager (Dave Black) and any interested CAC member can meet and further discuss these concerns.

Goals Discussion:

- Many suggestions were made to refine the goals, the changes will be reflected in the revised document.

4. Public Meeting

Chris described that the public meeting will begin with a general introduction with the assistance of CAC Chairman John Reese. The meeting will then have two sets for break-out sessions. The first round of break-out sessions will be organized around the subject areas of the Issues, Goals, and Choices Report (i.e. land use, drainage, on-site, etc.). The second round of break-out sessions will be organized around sub-districts to allow people to talk about certain policies for specific areas of the Hillside.

5. Sub Districts

A sub-district map was shared with the group. Chris described that the sub-districts fall in two general categories: 1) undeveloped land and, 2) developed lower hillside areas. The purpose of the sub-district breakouts at the upcoming public meeting will be to discuss existing conditions: what is there now, what type of growth might take place there? And then further illuminate issues and options for the area. There was general consensus from the group that the sub-district approach is a good way to go.

6. Subdivision Graphic

The group was distributed a graphic from the Land Use portion of the Issues, Goals, & Options Report indicating three variations of subdivisions. Chris asked the group for feedback on the graphic. Does the graphic illustrate useful comparisons?

Discussion:

- The first of the three images isn't how traditional neighborhoods are developed. The example seems to illustrate the "BLM lots" that are an anomaly on the hillside. Better to show a more curvilinear example.
- The only way you're going to get the green infrastructure, cluster neighborhood to work out is to "sweeten the pot" and allow developers greater density- i.e., need 10% more units to offset the costs for cluster housing. But "don't give away the store" – don't presume an excessive bonus for providing open space.

- It would be interesting to talk to a developer and see if the cluster housing pencils out – what will it take a developer to do example #3? Do they need to be able to build 44 lots or 80 lots?
- Even if the third option has to have more units, it should not go as far as what is shown in the example (CB agreed to reduce number of units by dropping townhouses)
- Neighborhood wastewater treatment for the third example may not be viable in some locations – shallow bedrock, might not be able to have a well to support this size of development.
- One opinion that if you include high density housing w/ single family you depress the value of the housing. However, good site design that separates such uses can reduce or eliminate this problem.

#### 7. Action Items:

- E-mail CAC a copy of the Schedule once shared with DCONS (Dee High request.)
- Share with the CAC whatever is prepared to be presented at the Assembly work session on Oct. 5th (Lori Davey request)
- Coordinate a time for On-Site (Dave Coolidge), Dave Black and interested CAC folks to talk about the issues. (Wayne Westberg request.)
- Request that DCONS indicate a date on their website postings (Carol Fries request)
- Cluster Housing graphic – take out the townhouses in the third one, confuses the issue and double-check density levels.
- Update the sub-district map to better illustrate watersheds vs. sub-districts, maybe need two “layers” – currently a bit confusing (Carol Fries request)
- Send around a sign-up sheet for CAC members to indicate which stations they’d like to “staff” at the upcoming workshop.